

## **AMENDING OFFICIAL ZONING MAP**

### **SOUTHEAST QUADRANT OF HIGH POINT ROAD AND LAKEHAVEN PLACE**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – Highway Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point at the intersection of the southern right-of-way line of Lakehaven Place and the eastern right-of-way line of High Point Road; thence with the southern right-of-way line of Lakehaven Place S52°34'00"E 299.00 feet to a point; thence S32°49'00"W 141.30 feet to a point; thence N52°34'00"W 75.00 feet to a point; thence along the northern lines of Lots 5 and 6 of Jamison Court Subdivision as recorded in Plat Book 15, Page 1 in the Office of the Guilford County Register of Deeds N75°00'00"W 185.00 feet to a point; thence N75°00'00"W 120.50 feet to a point in the eastern right-of-way line of High Point Road; thence along said eastern right-of-way line N42°30'00"E 249.00 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – Highway Business is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Church, church-related uses, and accessory uses.
- 2) Freestanding signage shall be limited to a monument sign with a maximum height of 22 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 21, 2006.